



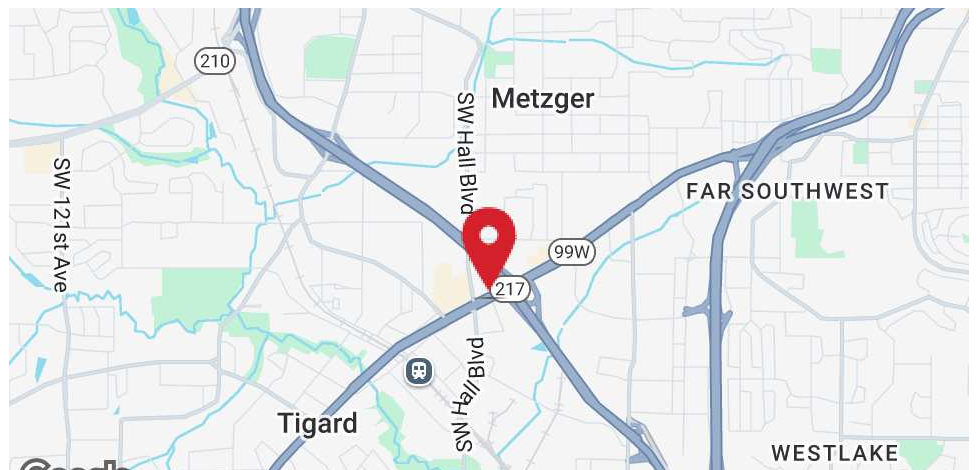
Lease Rate	\$15.72 SF/YR
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OFFERING SUMMARY

Building Size:	9,637 SF
Suite A:	1,385 SF
Suite B/C:	816 SF
Suite D	2,672 SF
2025 NNN:	\$4.26/SF
ADT:	47,000
Parking Spaces:	Two offstreet
Sublease Expiration:	August 2030

PROPERTY HIGHLIGHTS

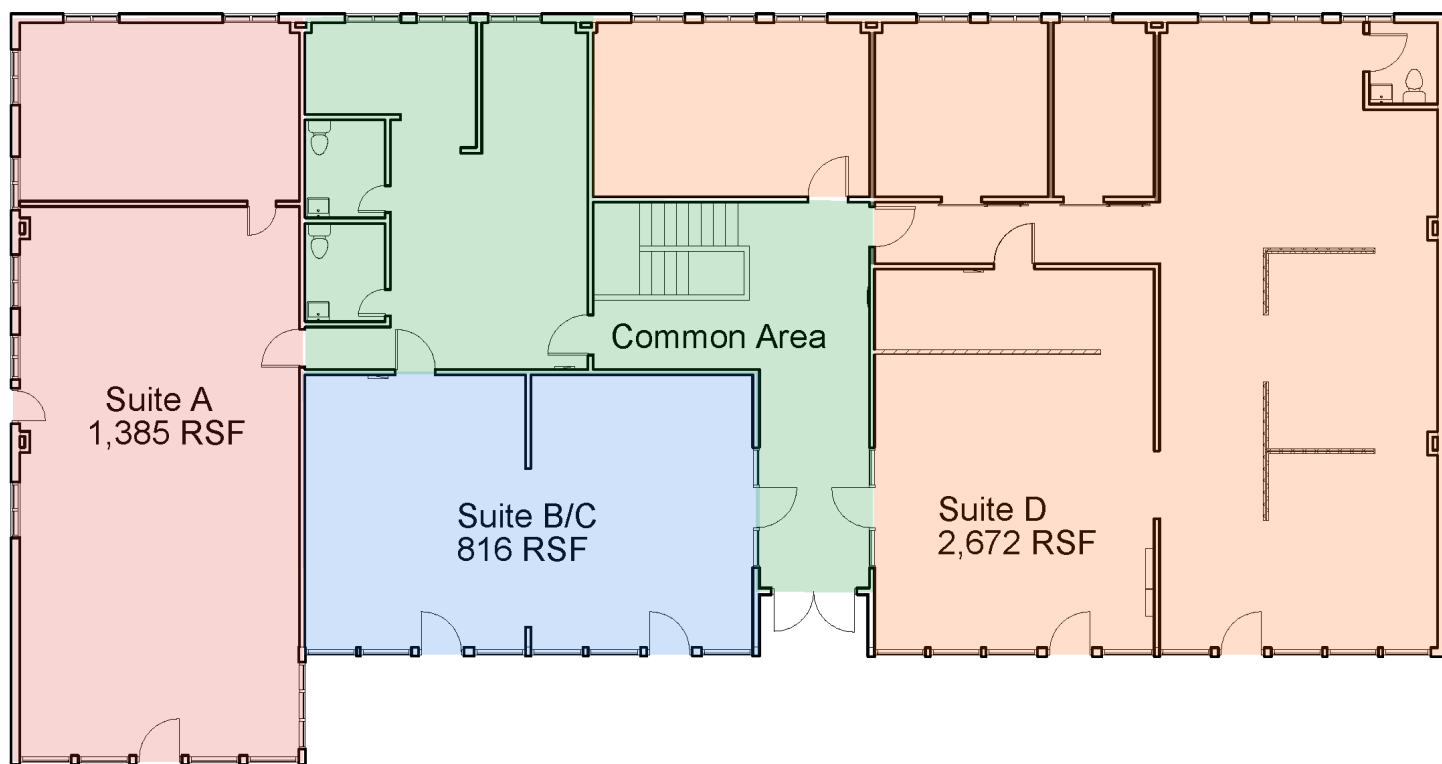
- Directly located on 99W with immediate access to 217
- Common breakroom and bathrooms
- Window signage opportunity
- Below market rates with flexible lease terms



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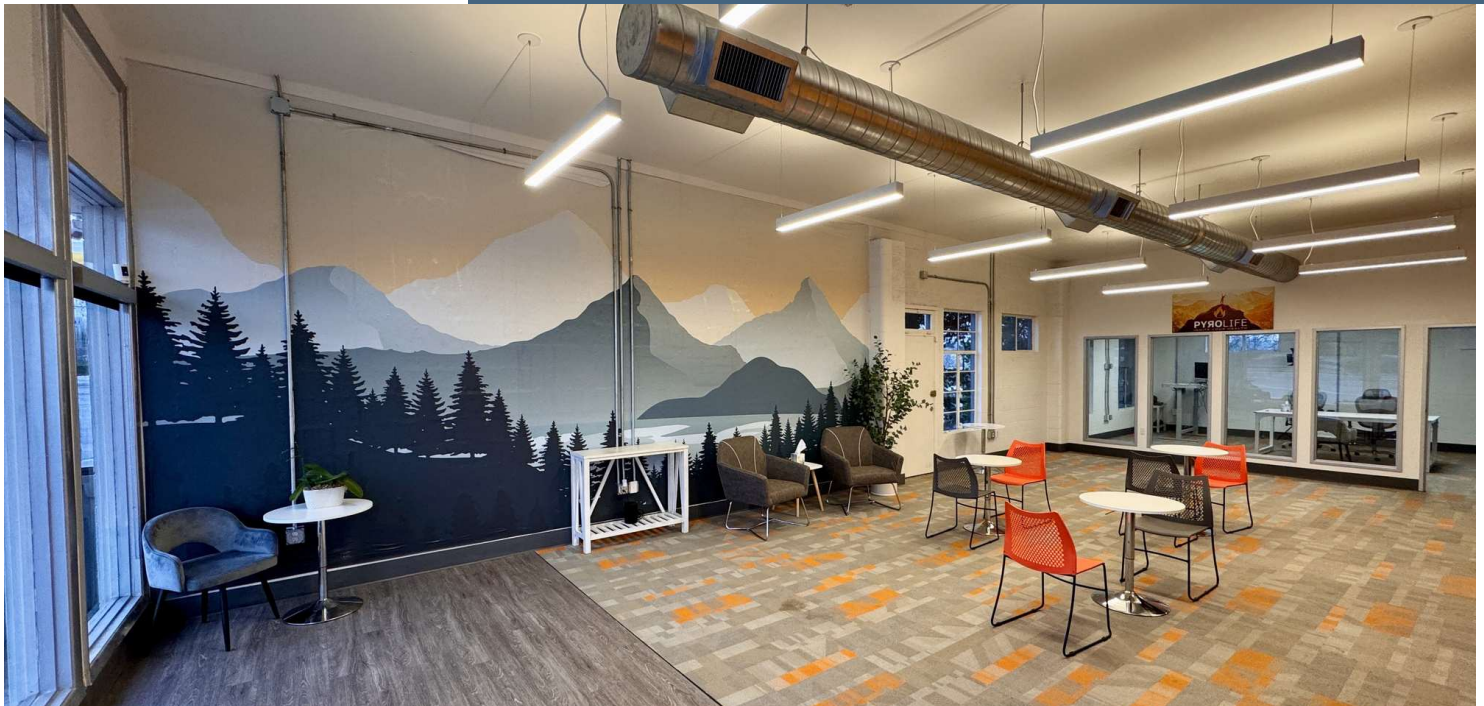
PROPOSED PLAN

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FOR LEASE | 816 - 2,672 SF OFFICE SPACE
11852 SOUTHWEST PACIFIC HIGHWAY, TIGARD, OR 97223



Suite A



Suite A



Suite B/C

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Suite D



Suite D



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Suite D



Suite D



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